



# Development Review Committee

## Approved Minutes

Development Application, #PL202000112

Mtg Date: 07/28/2020

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

### Staff Present:

Brian Hansen (Eng, Chair) 952-563-4543  
Rena Clark (Park & Rec) 952-563-8890  
Tim Skusa (Bldg. & Insp) 952-563-8953  
Laura McCarthy (Fire Prev) 952-563-8965  
Rozlyn Tousignant (Eng.) 952-563-4627  
Steve Segar (Utilities) 952-563-4533

Jason Heitzinger (Assessing) 952-563-4512  
Eileen O'Connell (Env. Health) 952-563-4964  
Mike Thissen (Env. Health) 952-563-8981  
Maureen O'Brien (Legal) 952-563-8781  
Nick Johnson (Planning) 952-563-8925

### Project Information:

|                     |                                                                                                                                                        |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project             | Seagate - 7901 Computer Avenue - Rev FDP/PDF for parking ramp                                                                                          |
| Site Address        | 7850 Nord Avenue South and 7901 Computer Avenue South                                                                                                  |
| Plat Name           | SEAGATE 2ND ADDITION; OATI SOUTH CAMPUS;                                                                                                               |
| Project Description | A major Preliminary Development Plan revision for a parking ramp and a building addition and major Final Development Plan revision for a parking ramp. |
| Application Type    | Preliminary and Final Development Plan                                                                                                                 |
| Staff Contact       | Nick Johnson, Planner                                                                                                                                  |
| Applicant Contact   | Eric Sahnnow esahnnow@bwbr.com                                                                                                                         |
| PC (tentative)      | 08/13/2020                                                                                                                                             |
| CC (tentative)      | 08/24/2020                                                                                                                                             |

**NOTE:** All documents and minutes related to this case can be viewed at [www.blm.mn/plcase](http://www.blm.mn/plcase), enter the permit number, "PL202000112" into the search box.

### Guests Present:

| Name         | Email                |
|--------------|----------------------|
| Nate Roisen  | NRoisen@bwbr.com     |
| Trevor Gruys | tgruys@loucksinc.com |
| Zach Moen    | zmoen@loucksinc.com  |

### Introduction:

- Nick Johnson (Planning):
  - Major Revision to Preliminary Development Plans for a parking structure and future fabrication addition. Major Revision to Final Development Plans for a parking structure.

**Discussion/Comments:****Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.**

- Renae Clark (Park and Recreation):
  - No comment.
- Jason Heitzinger (Assessing):
  - No Comment as there would be no Plat.
- Mike Thissen (Environmental Health):
  - No Comment.
- Tim Skusa (Building and Inspection):
  - Skusa referenced the comments summary form and highlighted the requirement for a code analysis.
  - Skusa reminded the applicant to follow the new MN Building Code.
- Laura McCarthy (Fire Prevention):
  - McCarthy addressed the applicant's emergency vehicle access lane revisions during construction and the final development plan based on feedback from staff.
  - McCarthy noted the need for access particularly in regards to the barricades utilized during construction and phasing.
  - McCarthy addressed concerns regarding the use of reed grass as part of the emergency vehicle access between the parking ramp and existing structures (Gate 5)
  - McCarthy stated adequate turning radius between Building J and the new addition needs to accommodate BFD ladder 1.
  - McCarthy is concerned with access to existing fire department connections and hydrants along the south side of the campus.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
  - Hansen explained the right-of-way agreement will need to be amended depending on the landscaping and easement work.
  - Hansen highlighted the requirements for parking and traffic plans during construction.
  - Hansen stated the applicant must indicate the location of bike racks on the plans.
  - Hansen shared the basin outlet will need to be located away from the neighboring property to the south.
  - Hansen noted the applicant will need to work with the Nine Mile Creek Watershed District on any permitting they may require.
  - Hansen explained the property is requirement to maintain 100 year flood storage volumes on site.
- Eileen O'Connell (Public Health):
  - No Comment.
- Maureen O'Brien (Legal):
  - No Comment.

- Steve Segar (Utilities):
  - Segar addressed the discrepancies on hydrant availability.
  - Segar explained due to the property location in an area prone to flooding, the sanitary manhole covering should be fit with a chimney-seal retrofit.
  - Segar noted the applicant will need a dewatering plan.
  - Segar addressed a question from the applicant regarding the watermain looping, noting sometime buildings fire suppression is impacted by hydrants being fed from the same feed supplying the fire suppression. Make sure hydrants and fire suppression are on separate feeds to avoid starving the fire suppression when the hydrant is in use.
- Nick Johnson (Planning):
  - Johnson shared a construction timeline and associated employee occupancy plan provided by the applicant will assist staff in reviewing the application and construction project. The applicant inquired whether the tax parcel combination would be required prior to the issuance of the permit; Johnson affirmed.
  - Johnson explained the applicant may need to perform a tax-parcel combination.
  - Johnson requested a future meeting about parking requirements for the future building addition.
  - Johnson noted the landscape requirements in regards to trees.